



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 57 – BlackDiamond/Maple Valley

Last Physical Inspection: 1998 Assessment Roll

Sales - Improved Analysis Summary:

Number of Sales: 564

Range of Sale Dates: 1/97 thru 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$55,800	\$129,400	\$185,200	\$199,900	92.6%	8.04%
1999 Value	\$59,700	\$138,800	\$198,500	\$199,900	99.3%	7.88%
Change	+\$3,900	+\$9,400	+\$13,300	N/A	+6.7%	-0.16%*
%Change	+7.0%	+7.3%	+7.2%	N/A	+7.2%	-1.99%*

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -0.16 and -1.99% actually indicate an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, multi-building sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$65,400	\$124,300	\$189,700
1999 Value	\$70,100	\$133,400	\$203,500
Percent Change	+7.19%	+7.32%	+7.27%

Number of improved single family home parcels in the population: 4223.

The overall increase for the population is similar to the sales sample since the sales sample mirrored the population quite well.

Mobile Home Update: There was an adequate number of mobile home sales in this area to analyze. The derived formula for mobile homes will be previous improvement value plus \$15,000. The new improvement value will then be added to previous land value time the applicable land factor resulting in the new total value. The average overall increase will be approximately 21%.

Executive Summary Report - BlackDiamond/Maple Valley (*continued*)

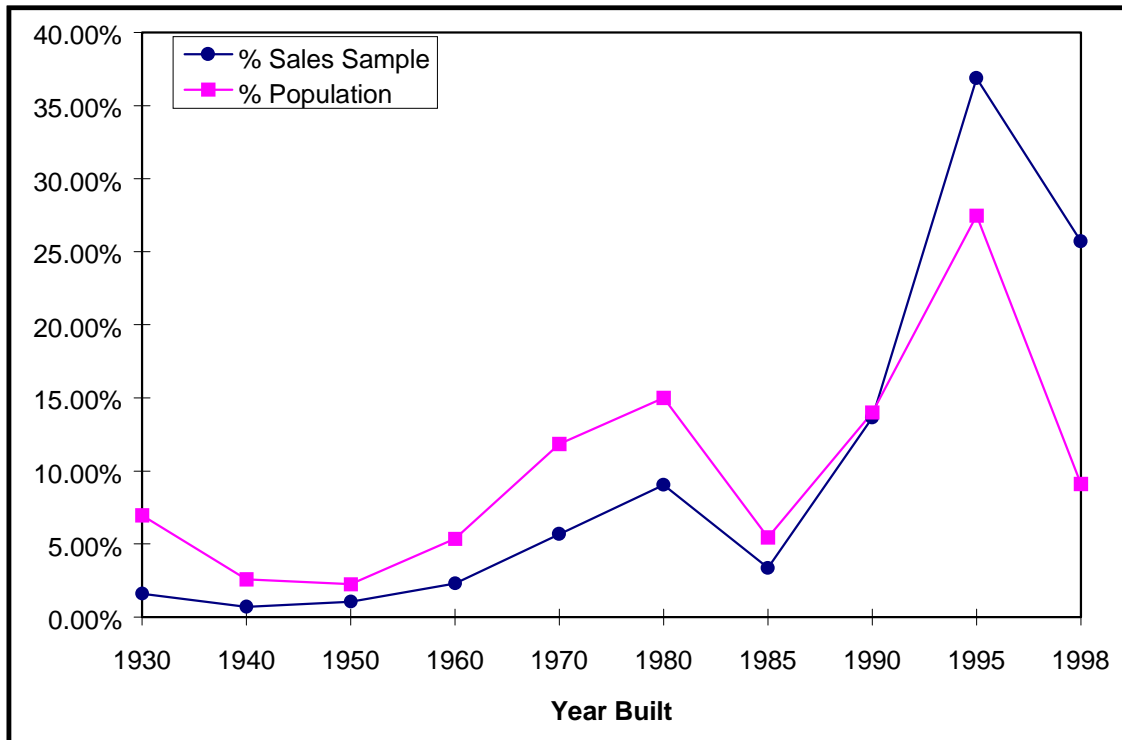
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics to be used in model development such as grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. The analysis disclosed several characteristic and grade based variables to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with year built codes of 1951 - 1970 as well as parcels coded as a grade 8 had lower average ratios (assessed value/sales price) than other properties so upward adjustments was required. Parcels with year built codes of 1900 - 1950 had higher than average ratios so downward adjustments were required.

(more on next page)

Comparison of Sales Sample and population Data Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1930	9	1.60%
1940	4	0.71%
1950	6	1.06%
1960	13	2.30%
1970	32	5.67%
1980	51	9.04%
1985	19	3.37%
1990	77	13.65%
1995	208	36.88%
1998	145	25.71%
		564

Population		
Year Built	Frequency	% Population
1930	294	6.96%
1940	109	2.58%
1950	95	2.25%
1960	226	5.35%
1970	500	11.84%
1980	633	14.99%
1985	230	5.45%
1990	591	13.99%
1995	1160	27.47%
1998	385	9.12%
		4223

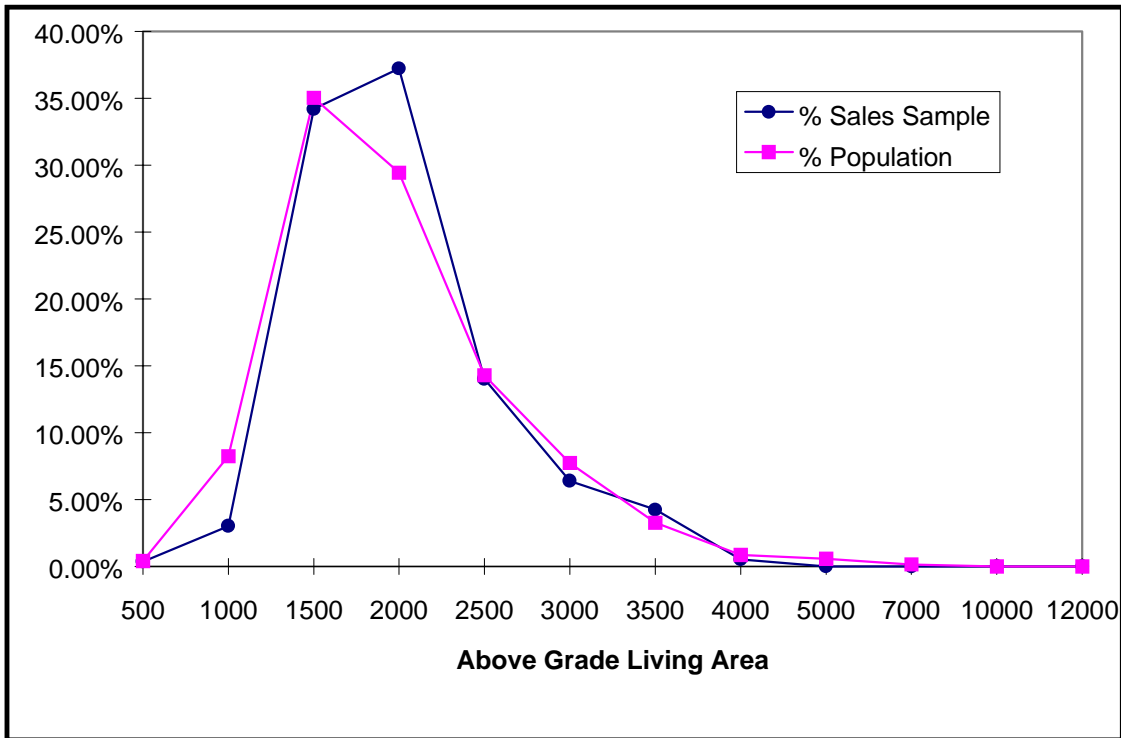


The sales sample adequately represents the population. Newer homes built in the last five years have a slightly higher representation in the sales sample.

Comparison of Sales Sample and population Data Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	2	0.35%
1000	17	3.01%
1500	193	34.22%
2000	210	37.23%
2500	79	14.01%
3000	36	6.38%
3500	24	4.26%
4000	3	0.53%
5000	0	0.00%
7000	0	0.00%
10000	0	0.00%
12000	0	0.00%
564		

Population		
Above Gr Living	Frequency	% Population
500	17	0.40%
1000	348	8.24%
1500	1480	35.05%
2000	1243	29.43%
2500	604	14.30%
3000	327	7.74%
3500	138	3.27%
4000	36	0.85%
5000	24	0.57%
7000	6	0.14%
10000	0	0.00%
12000	0	0.00%
4223		

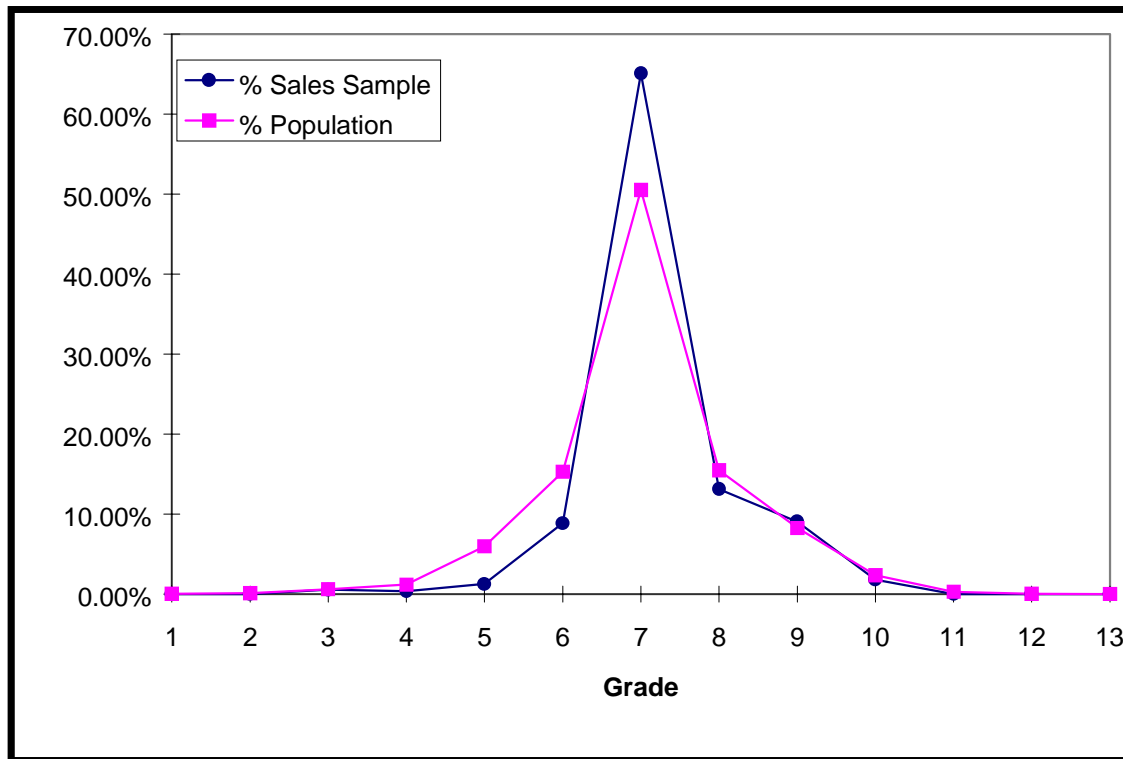


The sales sample adequately represents the population.

Comparison of Sales Sample and population Data Building Grade

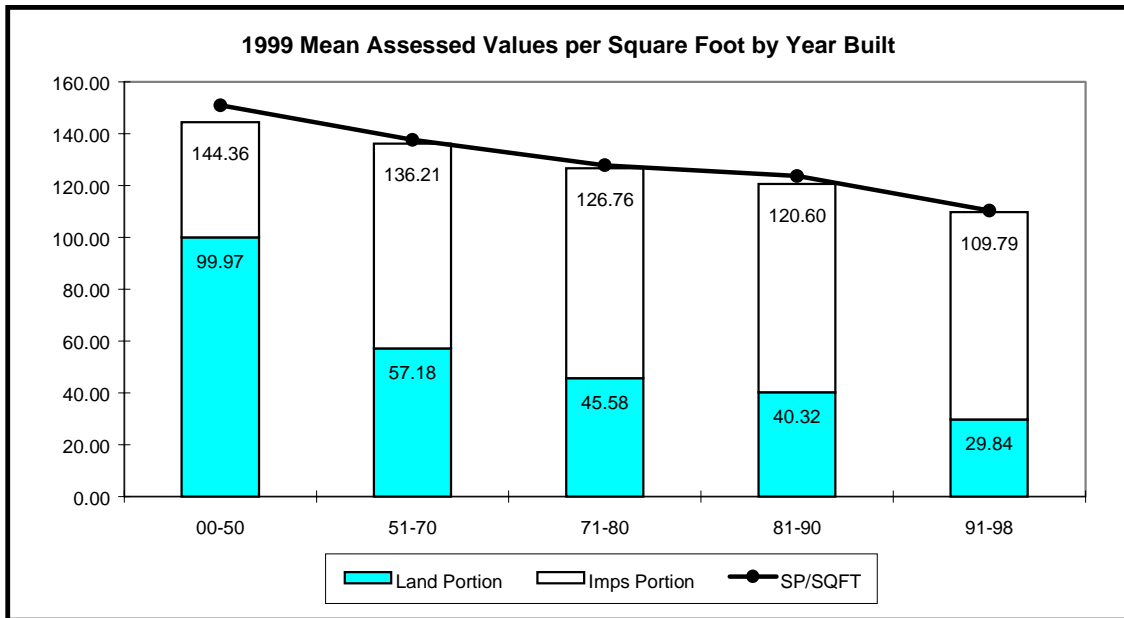
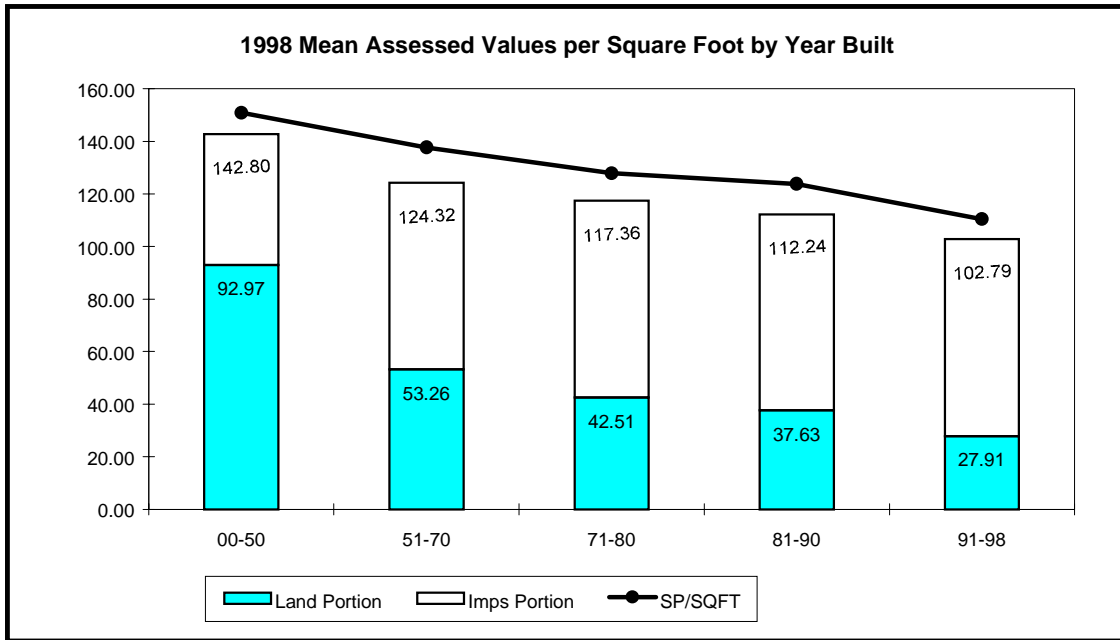
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	3	0.53%
4	2	0.35%
5	7	1.24%
6	50	8.87%
7	367	65.07%
8	74	13.12%
9	51	9.04%
10	10	1.77%
11	0	0.00%
12	0	0.00%
13	0	0.00%
564		

Grade	Frequency	% Population
1	1	0.02%
2	5	0.12%
3	25	0.59%
4	50	1.18%
5	252	5.97%
6	645	15.27%
7	2132	50.49%
8	653	15.46%
9	348	8.24%
10	99	2.34%
11	12	0.28%
12	1	0.02%
13	0	0.00%
4223		



The sales sample adequately represents the population.

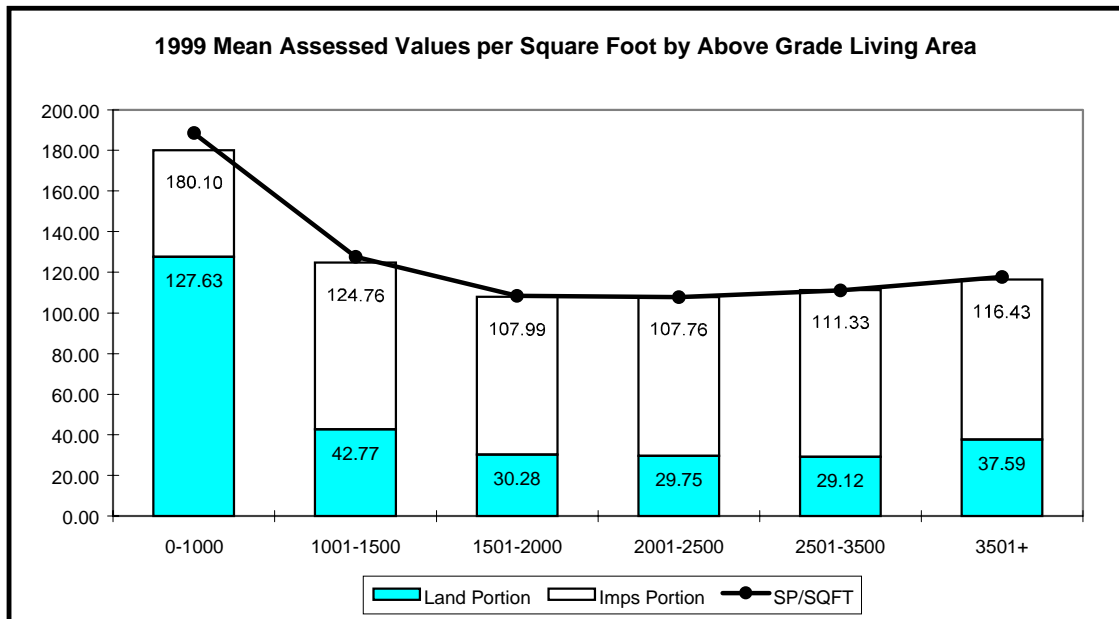
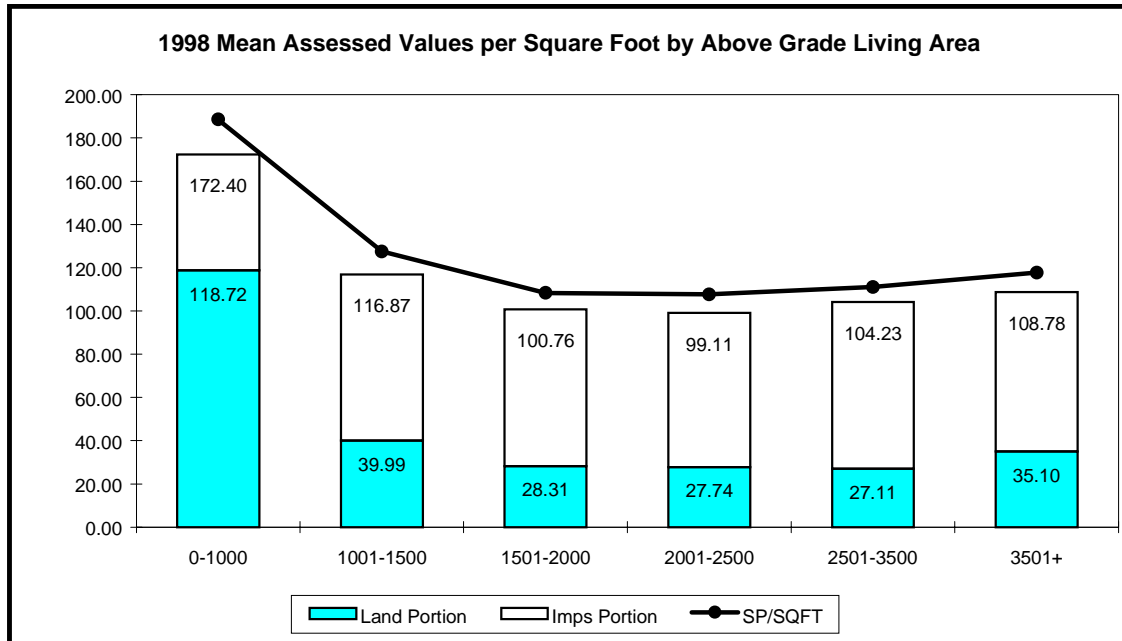
Comparison of Dollars Per Square Foot by Year Built



These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

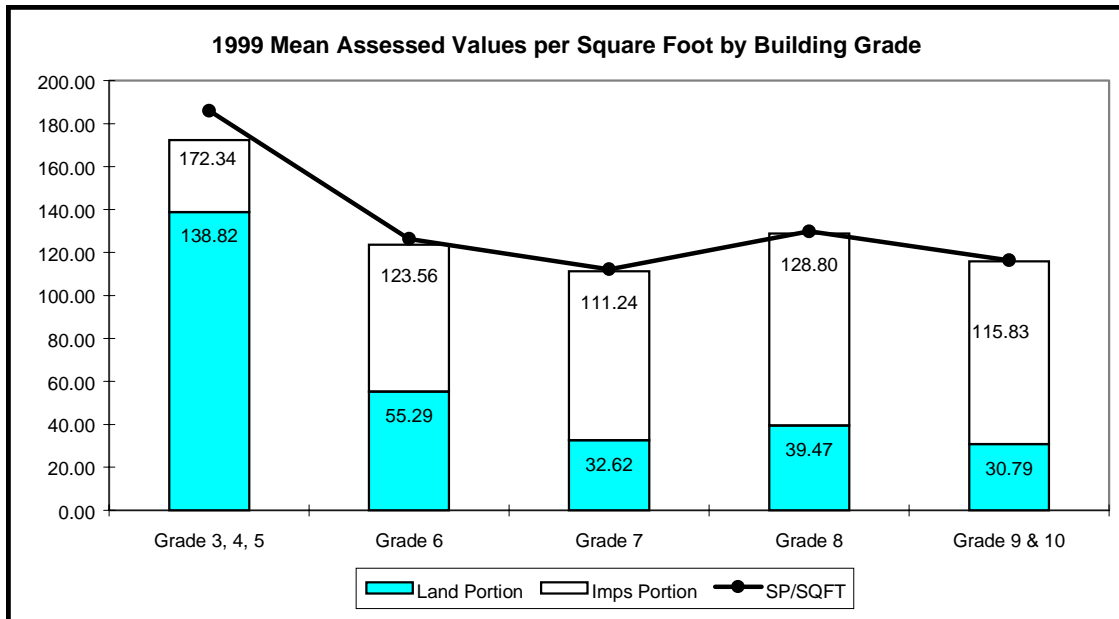
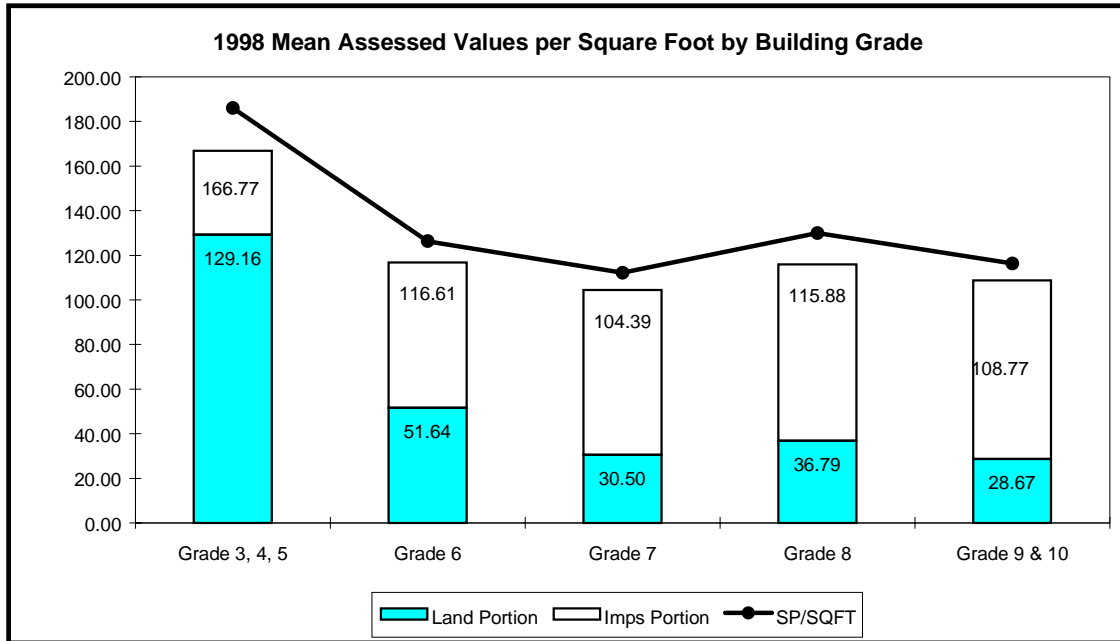
Comparison of Dollars Per Square Foot by Above Grade Living Area



These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of Dollars Per Square Foot by Building Grade



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.